



## 48 Georgian Villas Calgary Alberta

\$380,000

Exquisite 2-storey " CORNER TOWNHOME " in move-in ready condition! This home is BACKING on GREEN SPACE. Perfect FOR a FIRST-TIME BUYER OR INVESTMENT PROPERTY! With 1,062 square feet of DEVELOPED SPACE, 3 bedrooms, 2 bathrooms, and TWO assigned PARKING STALL, all you need to do is move in and enjoy! The main floor boasts a terrific living space with BEAUTIFUL CLASSIC LAMINATE FLOORING and LARGE WINDOWS that allow plenty of natural sunlight, giving the home vibrant energy. The SPACIOUS DINING and KITCHEN area features an AMPLE of white MODERN New CABINETS for all your kitchen gadgets. You can also step out and relax in your private front yard, which offers ample space for a BBQ, STORAGE, or for your kids to play. Upstairs, you'll find 3 inviting bedrooms, a full bathroom, and a half bath on the main floor. The spacious unfinished Basement can be easily developed into extra living space perfect for entertaining guests or having family movie nights and comes with plenty of storage. This home is also in an EXCELLENT LOCATION, within WALKING DISTANCE to MULTIPLE PARKS, SCHOOLS, playgrounds, public transportation, easy access to Stoney Trail, and many more... It is truly unlike anything else you can find. SCHEDULE your PRIVATE SHOWING NOW and BRING OFFERS, Before it's gone !!! (id:6769)

Bedroom 9.92 Ft x 8.42 Ft

Bedroom 13.08 Ft x 8.42 Ft

4pc Bathroom 6.92 Ft x 5.00 Ft

Primary Bedroom 12.17 Ft x 14.92 Ft

Other 30.67 Ft x 17.08 Ft

Other 5.83 Ft x 4.33 Ft

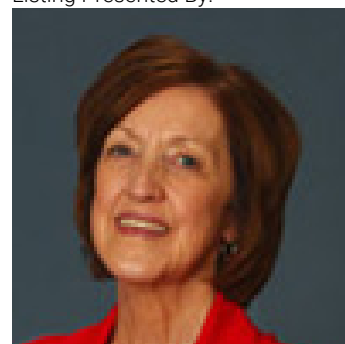
Kitchen 12.08 Ft x 9.58 Ft

Living room 12.08 Ft x 17.25 Ft

Dining room 9.58 Ft x 6.50 Ft

2pc Bathroom 7.83 Ft x 2.50 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

<http://michaelenciso.maxwellrealty.ca/>



**CIR**

**REALTY**

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca